



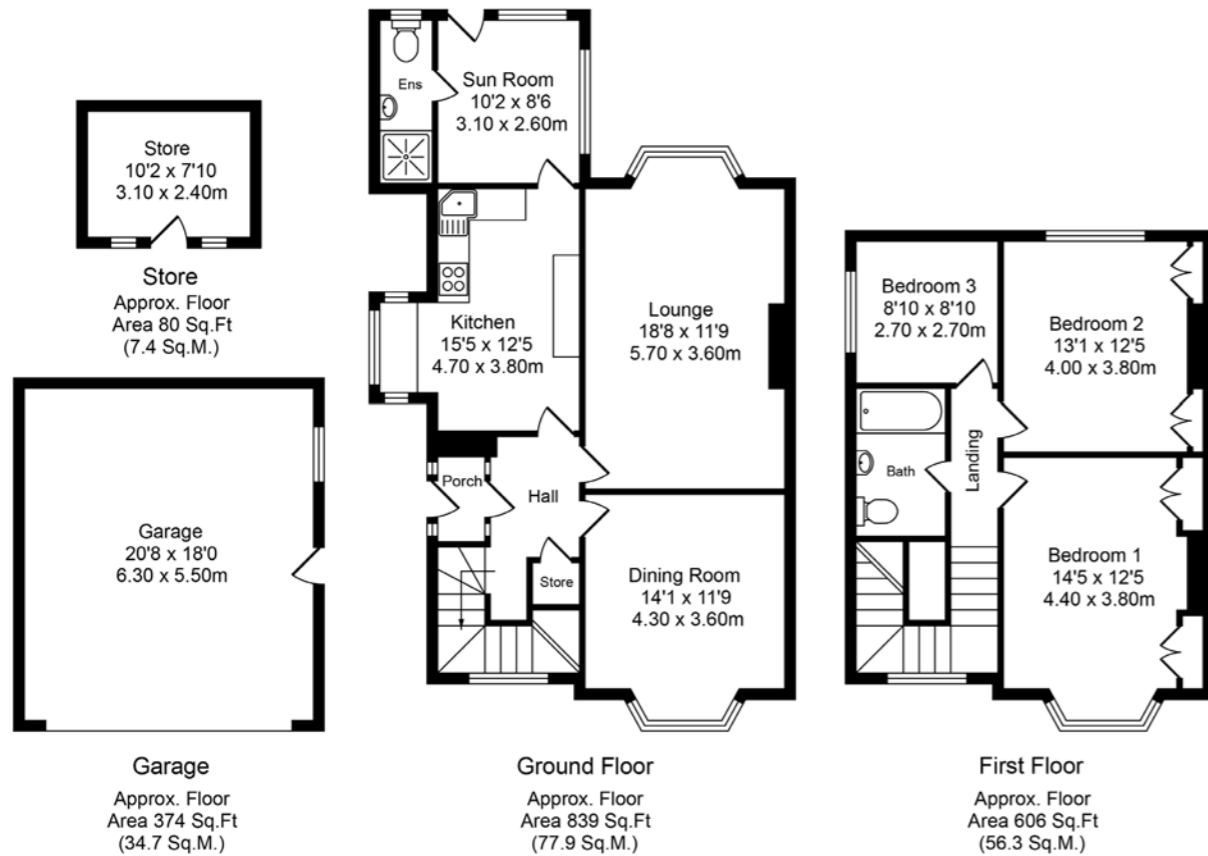
Ormskirk: 01695 570102
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Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1899 Sq.ft. (176.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: C
Details Prepared 20/09/23

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Preston Road, Chorley
Offers Over £349,995

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Welcome to this charming semi-detached property needing some modernisation. Offering a blank canvas for those seeking vacant possession, this 1920s gem exudes timeless elegance. Nestled away from the road, the location is highly desirable, with easy access to the vibrant town of Chorley and its array of shops, amenities, and top-notch schools. Please note that the property is sold as seen, and all offers are subject to contract.

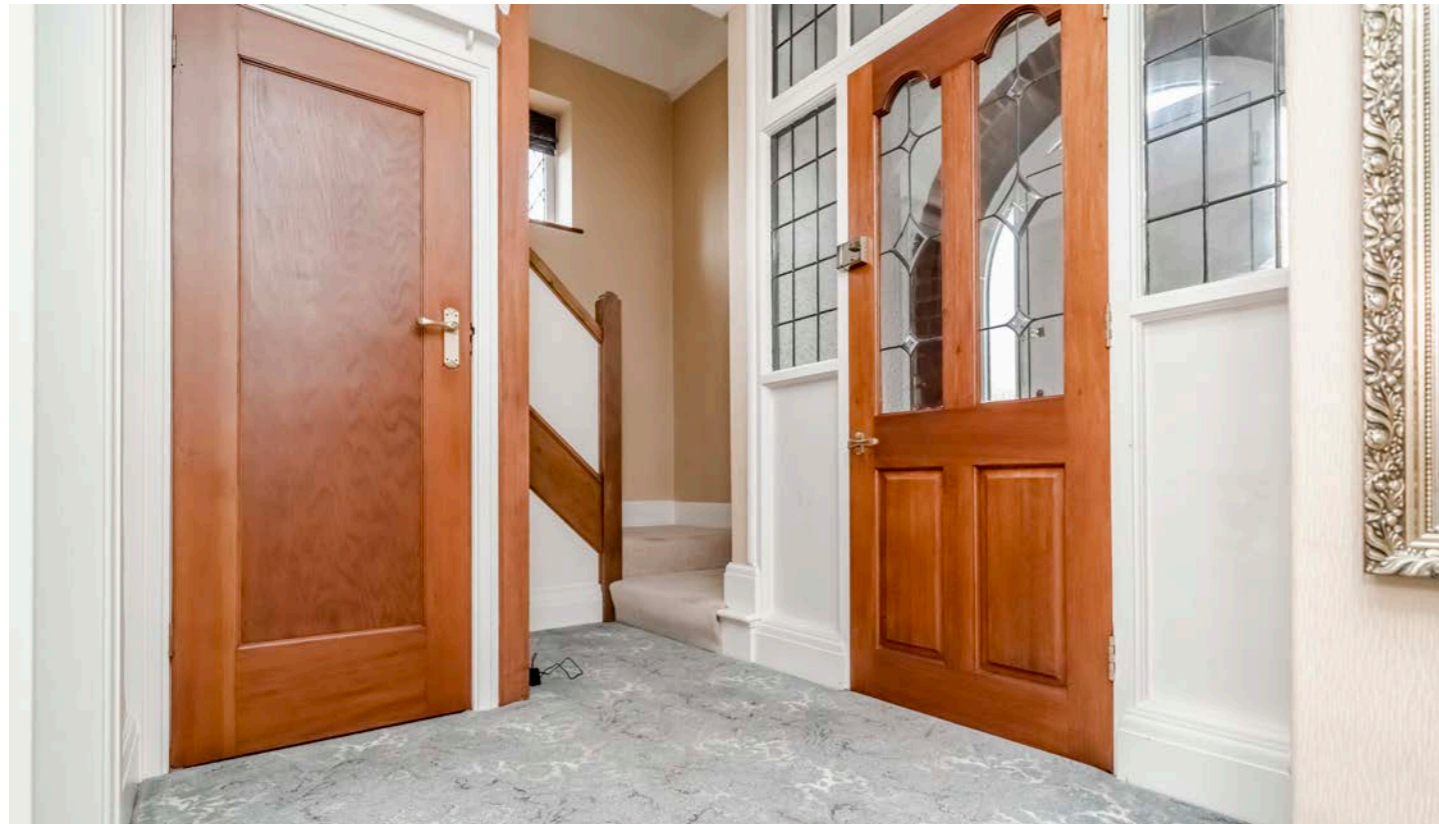
Upon entering, you are greeted by a spacious entrance hall that leads to the main living areas. The living room is flooded with natural light from the large bay window, offering a serene view of the front garden. A separate dining room provides the perfect setting for hosting gatherings. The kitchen, although in need of renovation, presents an exciting opportunity to create your dream culinary space.

Upstairs, the property boasts three generously sized bedrooms, each offering ample storage for your needs. The master bedroom is enhanced by a large bay window, providing a bright and inviting atmosphere. The family bathroom would benefit from modernization, but with a personal touch, it could become a luxurious retreat.

Outside, the property features a substantial garden, ideal for relaxing and enjoy the outdoors. Additionally, a driveway with full turning point provides convenient off-road parking for multiple vehicles.

With some refurbishment, this property holds great potential to be transformed into a stunning family home. Whether you are a first-time buyer looking to create your dream space or an investor seeking a rewarding project, this property offers an excellent opportunity.

Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing and discuss your options further.





KEY FEATURES
Traditional 1920s Property
Three Good Sized Bedrooms
Circa 1899 Square Feet
Large Lounge
Separate Dining Room
Sunroom
Expansive Driveway
Established Rear Garden
Large Detached Double Garage
Store Room







